

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 24, 2001**

**UNAPPROVED DRAFT**  
**Completed 1/4/02**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Joan M. DuBois, Dranesville District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District

ABSENT: Janet R. Hall, Mason District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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**COMMISSION MATTERS**

**#7067-SP-14 - RESTON TOWN CENTER**

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT #7067-SP-14 BE APPROVED IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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Commissioner Palatiello, at the request of the applicants, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON CSP-1999-HM-037, TST WATERVIEW I, LLC AND TST WOODLAND LLC, TO A DATE CERTAIN OF NOVEMBER 14, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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Commissioner DuBois announced that application 2232-D00-12, Bell Atlantic, scheduled for decision only tonight, had been withdrawn by the applicant.

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FS-Y01-27 - SPRINT PCS - 14280 Park Meadow Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION SET FORTH IN THE STAFF REPORT FOR FS-Y01-27, THAT THE TELECOMMUNICATION FACILITY PROPOSED BY SPRINT PCS FOR THE OFFICE BUILDING, LOCATED AT 14280 PARK MEADOW DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Smyth seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

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RZ-2001-SU-016 - STARWOOD CERUZZI II, LLC  
RZ-2001-SU-015 - STARWOOD CERUZZI II, LLC  
PCA-95-Y-016-2 - STARWOOD CERUZZI II, LLC  
SEA-95-Y-024 - STARWOOD CERUZZI II, LLC (Decisions Only)

(The public hearing on these applications was held on October 10, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-Y-016-2, SUBJECT TO THE PROFFERS DATED SEPTEMBER 25, 2001.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 28 FRONTAGE OF THE SITE.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-SU-015, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 25, 2001.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE MINIMUM OPEN SPACE REQUIREMENT AND APPROVAL OF AN INCREASE IN THE FAR FROM .50 TO .70.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-SU-016, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 4, 2001.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A MODIFICATION OF THE BARRIER REQUIREMENT TO THE EAST IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-95-Y-024, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2001, WITH THE FOLLOWING CHANGES:

IN CONDITION 5, CHANGE THE 20 FEET TO 12 FEET AND THE SQUARE FOOTAGE FROM 200 SQUARE FEET TO 140 SQUARE FEET. IN THE NEXT TO THE LAST LINE, CHANGE THE 5 TO 6, ALLOWING THEM TO HAVE SIX INDIVIDUAL TENANTS LOCATED ON THE SIGN. REMOVE THE LAST SENTENCE.

ADD CONDITION 16: "NEON SHALL NOT BE USED FOR ORNAMENTATION OR SIGNAGE ON THE EXTERIOR OF THE BUILDINGS."

ADD CONDITION 17: "ADULT BOOK STORES, ADULT VIDEO STORES AND MASSAGE PARLORS SHALL NOT BE PERMITTED."

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A SERVICE DRIVE REQUIREMENT ALONG THE ROUTE 28 FRONTAGE OF THE SITE.

Commissioner DuBois seconded the motion which carried by a vote of 8-0-1 with Commissioner Palatiello abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. S00-III-UP1 - OUT-OF-TURN PLAN AMENDMENT (Dranesville District)
2. PCA-79-S-119-3 - KENNETH H. & WILLIAM M. BECKER (Sully District)
3. FDPA-82-P-069-13-7 - THE PETERSON COMPANIES LC (Springfield District)
4. SE-01-L-024 - KINGSTOWNE TOWNE CENTER LP

This order was accepted without objection.

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S00-III-UP1- OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Adopted Comprehensive Plan, in accordance with the *Code of Virginia*, Title 15.2, Chap. 22 concerning approx. 7.33 ac. bounded by Dranesville Rd. & Woodson Dr. (Tax Map 6-3((1))11 & 11A) in the Greater Herndon Community Planning Sector (UP4) of the Upper Potomac Planning District. The area is planned for public park use. This public park use designation was made in 1977 & may have resulted from an erroneous assumption regarding the extent of the floodplain. The Plan Amendment will consider single family residential use up to 4 du/ac with an option for institutional uses, such as housing for the elderly. Recommendations relating to the transportation network may also be modified. DRANESVILLE DISTRICT. PUBLIC HEARING.

Ms. Anita Capps, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined on pages 6 and 7 of the staff report.

Commissioner Palatiello noted that the subject property included a parking lot currently used for a commercial use in adjoining Loudoun County. In response to questions from Commissioner Palatiello, Ms. Capps explained that parking arrangements would be coordinated with Loudoun County when the subject property was redeveloped.

Ms. Capps responded to questions from Commissioners Alcorn and Byers regarding the existing zoning and environmentally sensitive areas on the subject property and surrounding land uses.

In response to questions from Commissioners Palatiello and Byers, Mr. Bruce Douglas, environmental planner, PD, DPZ, explained that the current floodplain and public park designations were the result of oversights in 1977 that had only recently come to light.

Ms. Capps responded to questions from Commissioner Harsel regarding suggested environmental protection.

Mr. Douglas responded to questions from Commissioner Smyth regarding building heights.

Mr. Douglas responded to questions from Commissioner Byers regarding the proposed density.

Mr. Douglas and Ms. Kris Abrahamson, Branch Chief, Zoning Evaluation Division, DPZ, responded to questions from Commissioner Harsel regarding density credits, bonus units, and building heights.

There being no further questions from the Commission, Vice Chairman Byers called for speakers from the audience and recited the rules for public testimony.

Ms. Meagan Micozzi, a planner with McGuire, Woods, Battle & Boothe, representing the subject property owner, explained that a special exception application had been submitted. She noted that her clients also owned the property immediately adjacent in Loudoun County. Ms. Micozzi supported staff's proposed text.

Ms. Micozzi responded to questions from Commissioners Smyth and Byers regarding the proposed density, bonus units and affordable housing.

Commissioner DuBois pointed out that the application before the Commission was a Plan Amendment, not a rezoning or special exception.

Commissioner Palatiello noted that the proposed Plan language did not refer to bonus units or affordable housing. He further added that staff's analysis mentioned the possibility of bonus

density, if applicable. He maintained that this implied that such a determination would be made at the appropriate time in the future. Ms. Abrahamson concurred.

In response to questions from Commissioner Harsel, Ms. Abrahamson stated that an acute care facility, as such, was not defined in the Zoning Ordinance. She confirmed that the intensity of assisted living facilities was determined by floor area ratio (FAR) and that the FAR allowed in the R-4 District was .35.

Ms. Abrahamson responded to questions from Commissioner Smyth regarding the Zoning Ordinance regulations governing bonus density credits and the definition of housing for the elderly.

Commissioner Alcorn expressed the concern that there was a lot of planned density in Fairfax County that had yet to be developed and commented that any increased density outside of transit station areas or revitalization areas would merit additional scrutiny.

There being no further comments or questions from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on this case. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S00-III-UP1, AS PROPOSED ON PAGES 6 AND 7 OF THE STAFF REPORT DATED OCTOBER 10, 2001.

Commissioner Koch seconded the motion which carried by a vote of 6-1-2 with Commissioner Alcorn opposed; Commissioners Harsel and Smyth abstaining; Commissioners Hall, Murphy and Wilson absent from the meeting.

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PCA-79-S-119-3 - KENNETH H. & WILLIAM M. BECKER - Appl. to amend the proffers for RZ-79-S-119 to permit mixed use development with an overall FAR of .39 on property located on the W. side of Lee Rd., approx. 200 ft. N. of its intersection with Penrose Place on approx. 5.04 ac. zoned I-4, I-5 & WS. Comp. Plan Rec: Industrial. Tax Map 34-3((3))A3. SULLY DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated August 16, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Strobel presented a brief land use history of the subject property. She noted that approval of this application would allow reconfiguration of the approved development plan and redesign of the stormwater management facility. She added that the total square footage had been reduced to 85,000, that the application was in conformance with the Comprehensive Plan and had the support of the Western Fairfax County Citizens Association.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-79-S-119-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 8, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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FDPA-82-P-069-13-7 - THE PETERSON COMPANIES LC - Appl. to amend the 13<sup>th</sup> final development plan for RZ-82-P-069 to permit commercial development on property generally located in the S.W. quadrant of the intersection of Fair Lakes Pkwy. & Fair Lakes Circle on approx. 2.93 ac. zoned PDC & WS. Tax Map 55-2((4))18. SULLY DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams, reaffirmed the affidavit dated September 21, 2001. There were no disclosures by Commission members.

Mr. Francis Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. McDermott explained that the proposed use was a retail jewelry store. He presented slides depicting the existing landscaping, noting that four trees would be relocated and that additional

landscaping was proposed that would aid in screening the use from Fair Lakes Boulevard. He stated that the jewelry store was a low trip generator and would be an attractive addition to the Fair Lakes Shopping Center.

In response to questions from Commissioner Smyth, Mr. McDermott stated that a guarantee of survival of the relocated trees would be part of the bonding process.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT WE APPROVE FDPA-82-P-069-13-7, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 23, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ADJACENT TO FAIR LAKES PARKWAY IN FAVOR OF THAT SHOWN ON THE FDPA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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SE-01-L-024 - KINGSTOWNE TOWNE CENTER, LP - Appl. under Sect. 6-205 of the Zoning Ord. to permit a fast food restaurant on property located at 5955 Kingstowne Blvd. on approx. 25.21 ac. zoned PDC. Tax Map 91-2((1))26Q (formerly 26A). LEE DISTRICT. PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire, Woods, Battle & Boothe reaffirmed the affidavit dated October 2, 2001. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.



Ms. Byrd stated that the applicant's proposal had the support of the Lee District Land Use Committee as well as the Kingstowne Residential Owners Corporation. She explained that this application was required only because of the 15 percent restriction of the amount of fast food restaurants in the Kingstowne Towne Center. She added that a tenant had been secured and was ready to proceed as soon as the County's approval was obtained.

Commissioner Kelso noted that the Commission had received a letter from the Kingstowne Residential Owners Corporation confirming Ms. Byrd's assertion of its support.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Kelso for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-L-024, BY KINGSTOWNE TOWNE CENTER, LP, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2001 AND ATTACHED TO THE STAFF REPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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The meeting was adjourned at 9:30 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on:

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission